

## **AMENDING OFFICIAL ZONING MAP**

**NORTH SIDE OF OAKLAND AVENUE BETWEEN WARREN STREET AND  
SOUTH AYCOCK STREET**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF  
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from Light Industrial to Conditional District – General Office High Intensity (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the northern right-of-way line of Oakland Avenue, said point being the southwest corner of Lot 22, Guilford County Tax Map 110, Block 1; thence N09°46'53"W 123.95 feet to a point; thence N09°22'20"W 76.90 feet to a point; thence N70°08'58"E 31.50 feet to a point; thence N80°13'41"E 18.00 feet to a point; thence S09°16'16"E 23.99 feet to a point; thence N76°14'58"E 59.87 feet to a point; thence N75°52'58"E 146.98 feet to a point; thence N64°08'40"E 55.32 feet to a point; thence N67°36'10"E 59.93 feet to a point; thence S15°10'28"E 194.89 feet to a point in the northern right-of-way line of Oakland Avenue; thence S76°26'00"W 185.49 feet to a point; thence S10°15'43"E 9.67 feet to a point; thence S75°47'46"W 90.00 feet to a point; thence S76°21'20"W 59.87 feet to a point; thence S77°34'44"W 50.98 feet to the point and place of BEGINNING as shown on "Boundary Drawing 1228 Oakland Avenue" prepared by Hugh Creed Associates, Inc. and dated 4-11-06.

Section 2. That the rezoning of Light Industrial to Conditional District – General Office High Intensity is hereby authorized subject to the following use limitations and conditions:

- 1) All permitted uses under GO-H with the exception of tanning salons, junked motor vehicles, barber shops, beauty shops, and funeral homes and crematoriums.
- 2) Maximum height of new buildings three stories.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on July 21, 2006.